

## \$399,900 - 9 735 Allard Boulevard, Edmonton

MLS® #E4428662

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,736 sqft  
Condo / Townhouse on 0.00 Acres

Allard, Edmonton, AB

This 3-bedroom townhome had occupancy granted in Jan 2024 (Only 1 years old!). Located within the desirable community of Allard, It features 2.5 baths and a double attached garage. One of the largest available designs in the complex, the home comes with an open concept main floor featuring 9'6"™ ceilings and upgraded features. Perfect for entertaining with the kitchen offering a large island, quartz countertops and stainless-steel appliances as well as tons of cabinetry and a 2 pce bath as well. Laundry is conveniently located on the Bedroom level and the Primary bedroom has an ensuite bath w/oversized shower. 2 more bedrooms up as well as the 4 pc main bath. Double attached Garage, Massive Balcony and a Den on the main floor finish the home off. Located within walking distance to the K-9 School and driving distance to other major amenities...First time homebuyer or Looking for an investment to add to your portfolio? This home is already tenanted with an amazing tenant who wants to stay! Make this one yours!

Built in 2024

### Essential Information

MLS® #	E4428662
Price	\$399,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,736
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	9 735 Allard Boulevard
Area	Edmonton
Subdivision	Allard
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 3W5

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas, See Remarks
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Dr. Lila Fahlman
Middle	Dr. Lila Fahlman
High	Dr. Anne Anderson

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	85
Zoning	Zone 55
HOA Fees	70.88
HOA Fees Freq.	Annually
Condo Fee	\$184

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